

# \$984,900 - 3734 37 Street Sw, Calgary

MLS® #A2257410

**\$984,900**

4 Bedroom, 2.00 Bathroom, 2,085 sqft

Residential on 0.20 Acres

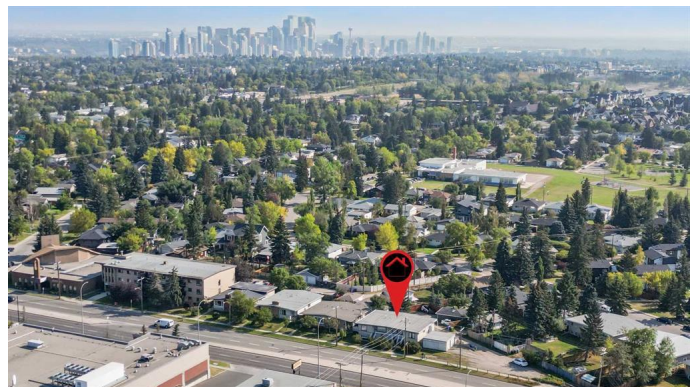
Rutland Park, Calgary, Alberta

Full bungalow-style duplex on one title located in Rutland Park (SW Calgary). Total RMS size is approximately 2,085 sqft above grade (about 1,042 sqft per unit), with an additional 1,787 sqft of developed basement area. Each unit includes 4 bedrooms (2 on the main level, 2 in the basement) and 2 full bathrooms (4-piece on the main, 3-piece in the basement), offering flexible configurations for multi-unit or multi family living.

3734 includes a main floor with front-facing living room (with wall mounted AC), kitchen, dining area, two bedrooms, full bathroom, and side entry. The basement features a recreation room, two additional bedrooms, a 3-piece bathroom, laundry room, and utility space. Interior upgrades have been made to the kitchen (including cabinetry, tile flooring, subway tile backsplash, and stainless appliances), main-level flooring (laminated), basement carpet, and both bathrooms.

3736 has a similar layout with a living room, kitchen, dining area, two bedrooms, full bathroom, and side entry on the main floor. The basement also includes a recreation room, two bedrooms, a 3-piece bathroom, laundry area, and utility room. This side remains in original condition and is well-suited for renovation or redevelopment.

Both units have separate side entrances, providing a layout compatible with future secondary suite development (City approval required). The detached double garage is located beside 3736, with two 9' garage doors.



The property sits on a 8,675 sqft lot with a west-facing backyard. Located within walking distance to Mount Royal University, schools, shopping, off-leash parks, and public transit. Convenient vehicle access to Glenmore Trail, Crowchild Trail, and Stoney Trail. Outstanding opportunity for investment for cash flow, owner-occupiers, or hold for redevelopment.

Built in 1967

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2257410               |
| Price          | \$984,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,085                  |
| Acres          | 0.20                   |
| Year Built     | 1967                   |
| Type           | Residential            |
| Sub-Type       | Duplex                 |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3734 37 Street Sw |
| Subdivision | Rutland Park      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 3C3           |

### Amenities

|                |                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                                  |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Faces Side, Off Street, Parking Pad, RV Access/Parking, Shared Driveway |
| # of Garages   | 2                                                                                                                                                  |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Storage, Track Lighting, Wood Counters |
| Appliances        | Dishwasher, Electric Range, Freezer, Refrigerator, Washer/Dryer                            |
| Heating           | Central, Forced Air, Natural Gas                                                           |
| Cooling           | Wall Unit(s)                                                                               |
| Has Basement      | Yes                                                                                        |
| Basement          | Exterior Entry, Finished, Full                                                             |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Triangular Lot |
| Roof              | Membrane                                               |
| Construction      | Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-CG                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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